



## Oakwood

Grove Park Business Estate, Waltham Road, Maidenhead, SL6 3LW

### **GROUND FLOOR FURNISHED OFFICE SUITE**

**3,895 sq ft**  
(361.86 sq m)

- Air conditioning
- Suspended ceilings with LED lighting
- Fully accessible raised floors
- Parking ratio of 1:250 sq ft
- CCTV and out-of-hours security
- Café and nursery on-site

# Oakwood, Grove Park Business Estate, Waltham Road, Maidenhead, SL6 3LW

## Summary

<b>Available Size</b>	3,895 sq ft
<b>Rent</b>	£21.50 per sq ft inclusive of furniture
<b>Rates Payable</b>	£8.79 per sq ft based on 2023 valuation
<b>Rateable Value</b>	£60,000
<b>Service Charge</b>	£6 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (72)

## Description

Oakwood is a modern office building located on Grove Business Park, White Waltham. Set in attractively landscaped grounds, Grove Park provides a peaceful rural environment with spectacular views and excellent light as well as ample parking provision and a café and nursery on-site.

The Ground Floor office suite benefits from air conditioning, suspended ceilings with LED lighting, fully accessible raised floors, Cat V Cabling, kitchenette and male, female and accessible WC facilities. The office is furnished and available immediately.

Parking ratio 1:250 sq ft is included with the office suite and additional parking spaces may be available by way of a separate licence.

## Location

Grove Business Park is an established business park located on the edge of White Waltham, just outside of Maidenhead.

It is easily accessible from the A404M linking to both the M4 (junction 8/9) and the M40 (junction 4) both of which provide easy access to Heathrow Airport, Central London and the national motorway network via the M25.

Maidenhead benefits from a fast and frequent rail service to London Paddington with a fastest journey time of approximately 20 minutes.

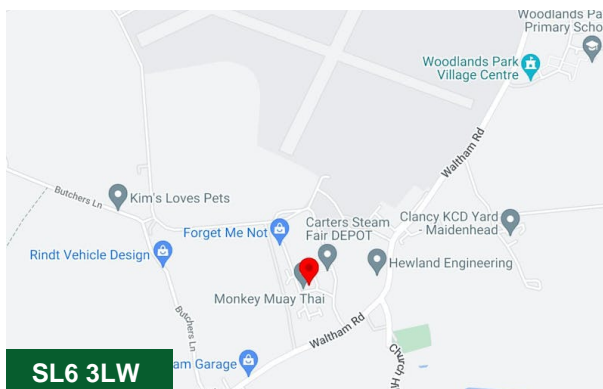
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office Suite	3,895	361.86
<b>Total</b>	<b>3,895</b>	<b>361.86</b>

## Terms

A new lease is available direct from the Landlord on terms to be agreed.



## Viewing & Further Information



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